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**PENTYRCH COMMUNITY COUNCIL**



**CYNGOR CYMUNED PENTYRCH**

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**This meeting is held under the following Welsh Statutory Instrument: The Local Authorities (Coronavirus)(Meetings)(Wales) Regulations 2020**

The requirement for the press and public to be present is temporarily suspended but PCC welcomes their attendance.

**Minutes of the Planning Committee held at 11am, March 3 2021 online via Microsoft Teams**

**Present: Planning Committee:** Cllrs Karen Thomas, Mike Sherwood, Stuart Thomas, John Harrison, Sandie Rosser, Ian Jones

**Members of the public:** Two members of public of the public attended

In attendance: Helena Fox, Clerk

Cllr K Thomas, as Chair, gave the members of the public an opportunity to address the meeting. She noted that PCC has no more right to comment than members of the public although we are statutory consultees. PCC is not the planning authority and does not make any decisions on planning applications.

- 1. To receive apologies for absence:** There were none.
- 2. To receive any declarations of interest:** Cllr S Thomas declared a prejudicial interest in the application for 50 PARC-Y-FELIN, CREIGIAU, CARDIFF, CF15 9PA because it is directly opposite his home.

**Public Session**

Members of the public raised the following concerns about application **20/02604/MNR REGENERATE DERELICT LAND BY MEANS OF LANDSCAPING AND DEVELOPING ONE ECO-FRIENDLY HOLIDAY LODGE LAND ADJACENT TO TY NEWYDD, HEOL GOCH, PENTYRCH, CARDIFF, CF15 9NA:**

- Noise and waste that would arise from a holiday let, particularly if waste is not properly disposed of.
- Development seems to be going ahead without consent.
- Road safety: the site entrance is directly opposite a bus stop also used by school buses which turn in that area. Local traffic has increased and the traffic generated by a holiday let would add to it.
- Lack of detail in the application makes it hard to tell how big the development is and its effect on neighbours and the area generally.
- Land may appear derelict but that does not mean it should be used for commercial purposes. The area has no commercial use now and is unsuitable for it.

**3. To consider and decide on responses to planning applications:**

**20/02604/MNR REGENERATE DERELICT LAND BY MEANS OF LANDSCAPING AND DEVELOPING ONE ECO-FRIENDLY HOLIDAY LODGE LAND ADJACENT TO TY NEWYDD, HEOL GOCH, PENTYRCH, CARDIFF, CF15 9NA.** This is a further application to develop this site, this time with a single holiday lodge. The proposed lodge is single-storey and 3-bedroomed.

Cllr K Thomas noted that while the summary title refers to one holiday lodge the detailed planning application document refers to two (at Section 5 of the Application Form). This needs to be clarified.

PCC Members discussed the application, having listened to the concerns of residents. A full response to the application from PCC will be published separately. In summary, the Planning Inspector's Report on Appeal No. 1 Ref: APP/Z6815/A/20/3254603 dated 23.9.2020 gave reasons for dismissing the applicant's appeal against a previous planning refusal. This current application did not, in PCC's view, overcome the reasons for dismissal and it was **RESOLVED** that PCC object to this application and ask that the earlier Planning Inspector's Report be taken into serious consideration by Cardiff.

The Clerk and Cllr K Thomas will draft a detailed response for review by the Planning Committee before submission to Cardiff.

Members of the public left the meeting.

**21/00183/MJR** PARTIAL DISCHARGE OF CONDITION 41 (HISTORIC FARM BUILDING RECORDING) OF 14/02733/MJR IN RESPECT OF TYGWYN FARM NORTH WEST CARDIFF. Provides the written scheme for historic building recording. Noted for completeness.

**21/00219/DCH** DOUBLE STOREY SIDE EXTENSION AND SINGLE STOREY REAR EXTENSION 37 HEOL BERRY, GWAELOD-Y-GARTH, CARDIFF, CF15 9HA. Side extension to replace current single-storey extension with extension to rear to extend house to 3-bedroom. PCC had no comments to make at this time.

**21/00144/DCH** DEMOLITION OF EXISTING GARAGE AND CONSTRUCTION OF A DOUBLE STOREY SIDE EXTENSION 42 PARC-Y-FELIN, CREIGIAU, CARDIFF, CF15 9PB. Proposed large extension to this already extended 3-bedroom house by building to the side to create a 4 to 5-bedroom house. Cllr S Thomas noted that while he lives in Parc y Felin this property is not close to his.

It was **RESOLVED** to comment that more off-road parking is needed to reduce on-road parking congestion.

**20/02256/DCH** REVISED 2 STOREY SIDE EXTENSION 11 MAES-Y-DDERWEN, CREIGIAU, CARDIFF, CF15 9JS. PCC has already objected to this submission; the submission has been revised.

It was **RESOLVED** to object on the same grounds as previously and note that the revisions do not address PCC's earlier concerns.

Cllr S Thomas left the meeting having declared a prejudicial interest in the next item.

**20/02132/DCH, 50 PARC-Y-FELIN, CREIGIAU, CARDIFF, CF15 9PA** RAISING OF RIDGE LINE AND CONSTRUCTION OF DORMER ROOF EXTENSIONS. PCC had commented on this property's previous application. This is a revised application with a lowered roofline and gable windows removed. A 2m high fence has been erected without consent and this is addressed in the application. Close to this property there are other dormer-window conversions. It was **RESOLVED** to comment on this application that revisions have been made but that the 2m fence remains and far softer alternatives could be considered in a semi-rural setting.

**Date of the next meeting:** Wednesday April 7 2021 at 11am.

Signed \_\_\_\_\_ Dated March 15 2021